

LOCATION MAP

**DOMINION COTTAGE ESTATES
SUBDIVISION UNIT-4 P.U.D.**
(VOLUME 601, PAGE 89)

**DOMINION COTTAGE ESTATES
SUBDIVISION UNIT-1 P.U.D.**
(VOLUME 601, PAGE 89)

SCALE: 1" = 60'
BEARINGS BASED ON THE
NORTHWEST RIGHT-OF-WAY
LINE OF BRENTHURST AS
BEING S19°05'40"E.

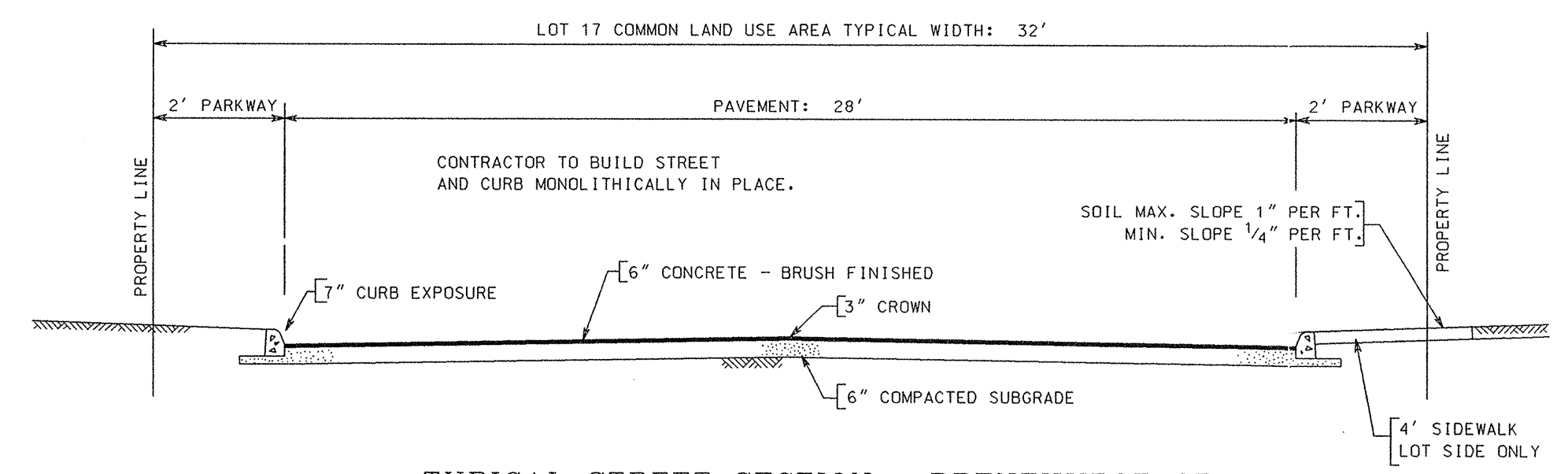
| ENCLAVE of the DOMINION DENSITY AND OPEN SPACE RATIOS | |
|--|----------------------|
| BASE ZONING DISTRICT | = P-1, R-6 |
| MAXIMUM DENSITY ALLOWED | = 7 UNITS PER ACRE |
| PROPOSED DENSITY | = 3.7 UNITS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = 60% |
| TOTAL SPACE | = 188,862 S.F. |
| NET OPEN SPACE | = 112,910 S.F. |
| OPEN SPACE RATIO | = 60% |

**APPROVED
PLANNED UNIT DEVELOPMENT**

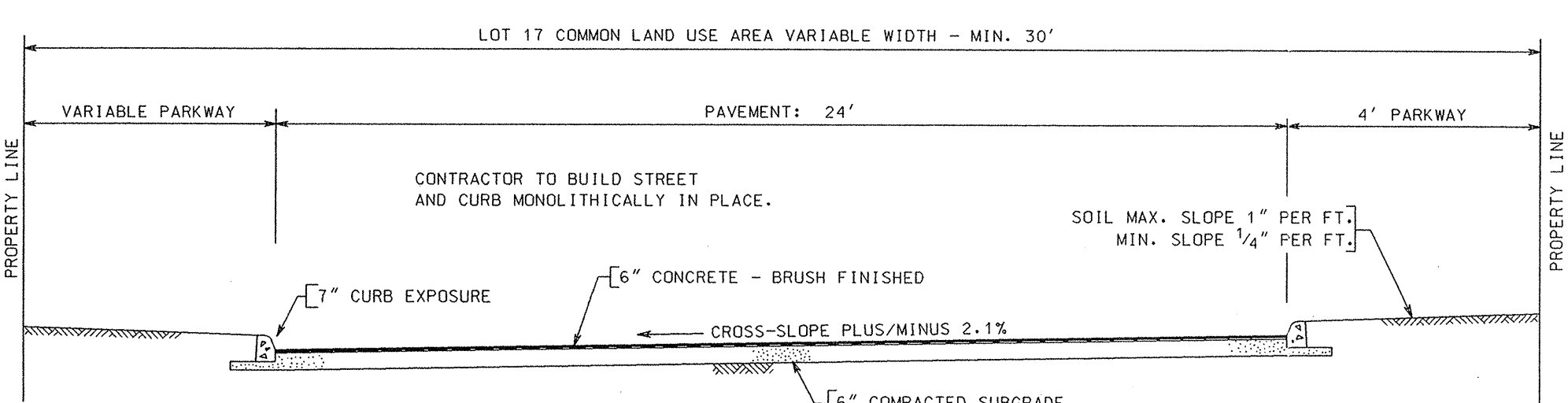
Planning Commission
City of San Antonio
Chairman: *[Signature]* Date: 7/9/03
Secretary: *[Signature]* Date: 7/9/03

#95-056A

- NOTE:**
- ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE. SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 - ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
 - THE ENTRANCE STREET, BRENTHURST CT. SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS EAST SIDE ONLY. AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.



TYPICAL STREET SECTION - BRENTHURST CT.
PRIVATE STREET



TYPICAL ALLEY SECTION
PRIVATE ALLEY

DATE:
P.U.D. APPROVAL (PLANNING DIRECTOR)

DEVELOPER:
SUNDIAL DEVELOPMENT
20450 HUEBNER ROAD, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE No. (210) 615-4040

PREPARED: SEPT. 24, 2002

UNIT 1
15 SINGLE FAMILY RESIDENTIAL LOTS
LOT SIZE VARIES
0.2± ACRE

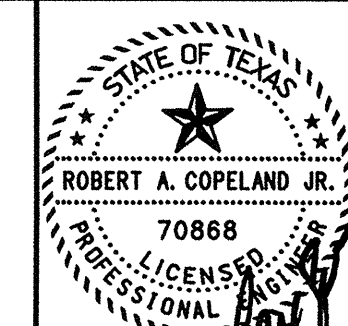
LOT 19 DRAINAGE EASEMENT
LOT 12 (0.2166 OF AN ACRE) IS A COMMON USE AREA

**LOT 17 (1.411 ACRES) IS A PRIVATE INGRESS-EGRESS,
WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC,
TELEPHONE AND CABLE TELEVISION EASEMENT**

LOT 18 (0.1535 OF AN ACRE) IS A GREENBELT AREA
TOTAL ACRES 4.336 ACRES.
CURRENT ZONING: P1-R6

BASED ON A MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (SHADED) & "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480045 0115 E DATED 02-16-96, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.

ZONE "X" (UNSHADED) AREAS OUTSIDE 500-YEAR FLOODPLAIN.



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(210) 545-9302
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mo
ENGINEERS

ENCLAVE AT THE DOMINION 020201
(Dominion Drive & Brenthurst)
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN No. 95-056A

| REVISIONS: | DATE | NO. | DESCRIPTION | BY |
|------------|------|-----|-------------|----|
| DESIGN | | | T.M.P. | |
| DRAWN | | | DAG | |
| CHECKED | | | | |
| DATE | | | 03-20-03 | |
| JOB NO. | | | 28068-0978 | |
| SHT. | | | 1 of 1 | |